

From: [Marcia Rackham](#)
To: [Council Northernbeaches Mailbox](#)
Subject: Development Application: 15 Mona St, Mona Vale.
Date: Sunday, 6 November 2022 8:36:48 PM

PEX 2022/0002

Rezoning land at 15 Mona St, Mona Vale from SP2 Infrastructure to R2 low impact residential.

To whom it may concern,

I do not support the proposal to re classify this land from SP2 infrastructure to R2 low impact residential subdividing the land into five lots with four lots to support housing. This land is mapped as being in a flood prone location, and if we are to learn anything from recent weather events taking place across our country it would have to be that you do not allow people to build homes on flood prone lands. This land is also mapped as C3 land in the current review of conservation zones in the northern beaches council area. The flood assessment report clearly states the potential for flooding to occur on site due to the site being both on low lying lands and next door to a large tidal drainage channel.

I would like to see council taking ownership of the site and the remnant swamp oak forest being remediated to allow it to function properly as a piece of swamp oak forest and for it to be landscaped into the vegetation growing along the canal for the community to enjoy.

Yours sincerely,

Marcia Rackham